



Notting Hill BOD Meeting
1-11-2022 @ 6:00 p.m.

The Notting Hill Property Owners Meeting was held at Holiday Inn @ 138 Glynco Parkway

The meeting was called to order at 6:02 p.m.

Directors Present:

Terra Winslett Bryan Burnett Mickey Wendel Tory Grandison

Approximately 25 Property Owners were present for the meeting.

Bryan Burnett opened the meeting with introducing himself and the board.

Bryan also explained that the current Bylaw's and Covenants and Restrictions are severely antiquated and do not allow for any restitution for any property owners who are non-complaint.

Also discussed that even though the previous board sent and received the needed ballots to reduce the percentage of homeowners for a quorum for decisions concerning the Notting Hill Property Owners Association, that that vote was not codified and technically not valid for meeting currently being held. Also, even with the reduction to 25%, that a total of 25 property owners present would not have constituted a quorum. Therefore, it was decided to continue said meeting since previous boards have been set without quorum present.

There were concerns regarding current property owners who have actively had violations to the Covenants and Restrictions and/or Glynn County Codes. The board explained that our POA governing documents do not contain a "fines and penalties" section for most offenses. However, certain offenses can be addressed by the Board. The example of an un-mowed yard was given. In that instance, it does allow the Board to have an un-mowed yard mowed at the homeowner's expense. Concerning Glynn County Code violations, property owners should contact Glynn County Code Enforcement regarding issues, as Glynn County does have restrictions and has the ability to impose fines on property owners not within compliance.

There were discussions regarding the lack of response from our community with interest in serving the board for 2022. The legal and administrative issues were explained, and questions were answered. Also, the current property management company Great Oaks duties were explained, which only include the financial aspects and responsibilities of the POA. The current service agreement costs \$145.00 monthly.

Tory Grandison provided the Treasurer's report and explanations on expenditures of the board expenses were discussed. She also explained the need for the community to maintain a surplus for unexpected and potential lake maintenance was necessary to reduce the risk of special assessments to property owners in the future.

A request was made to provide the financials on the website and the current board would pass this task along to the new board for implementation for the current financials and suggest that future financials also be posted.

There were questions regarding a homeowner privacy fence installation and the board explained that a previous board member provided a signed approval without seeking the full board approval, even with the board requiring the board vote prior to offering any approvals. Said board member has since stepped down from the board.

The Board provided the legal opinion of the POA attorney concerning the previous amendments to the covenants and restrictions. They were removed due to the fact they were not legally binding and were improperly adopted by a prior Board.

A property owner requested consideration of purchasing of supplies and allowing a Boy Scout Troup to complete the necessary project for an artificial reef that had been previously recommended by the lake management company. No vote was taken, yet it was suggested that the new board could review the request vote at a future meeting.

The issues and progress of the lake management were discussed at length.

Several volunteers stepped up to serve the Notting Hill Property Owners Association for 2023:

Danielle Lidke-Pro
Jason Hall
Kurt Meng
Michael Woodard
Noble White

A motion was made to accept the board members with request that a formal mailing with board members be sent to the property owners for a mail in vote to confirm the board members.

It was discussed that a follow up meeting with current board members and potential board members be scheduled in the next couple weeks for a transfer of job duties.

Meeting adjourned at approximately 7:32 p.m.